

# 01 Introduction

Welcome to this second consultation event, where we are sharing progressed details of proposals by ABZ Developments Ltd for the delivery of a commercial development at the ABZ Business Park in Dyce.

## Site Location

The Development site is known as ABZ2 - as Phase 2 of the ABZ Business Park. The site sits to the south of Wellhead Road, west of the TECA Aberdeen Complex.

## The Opportunity

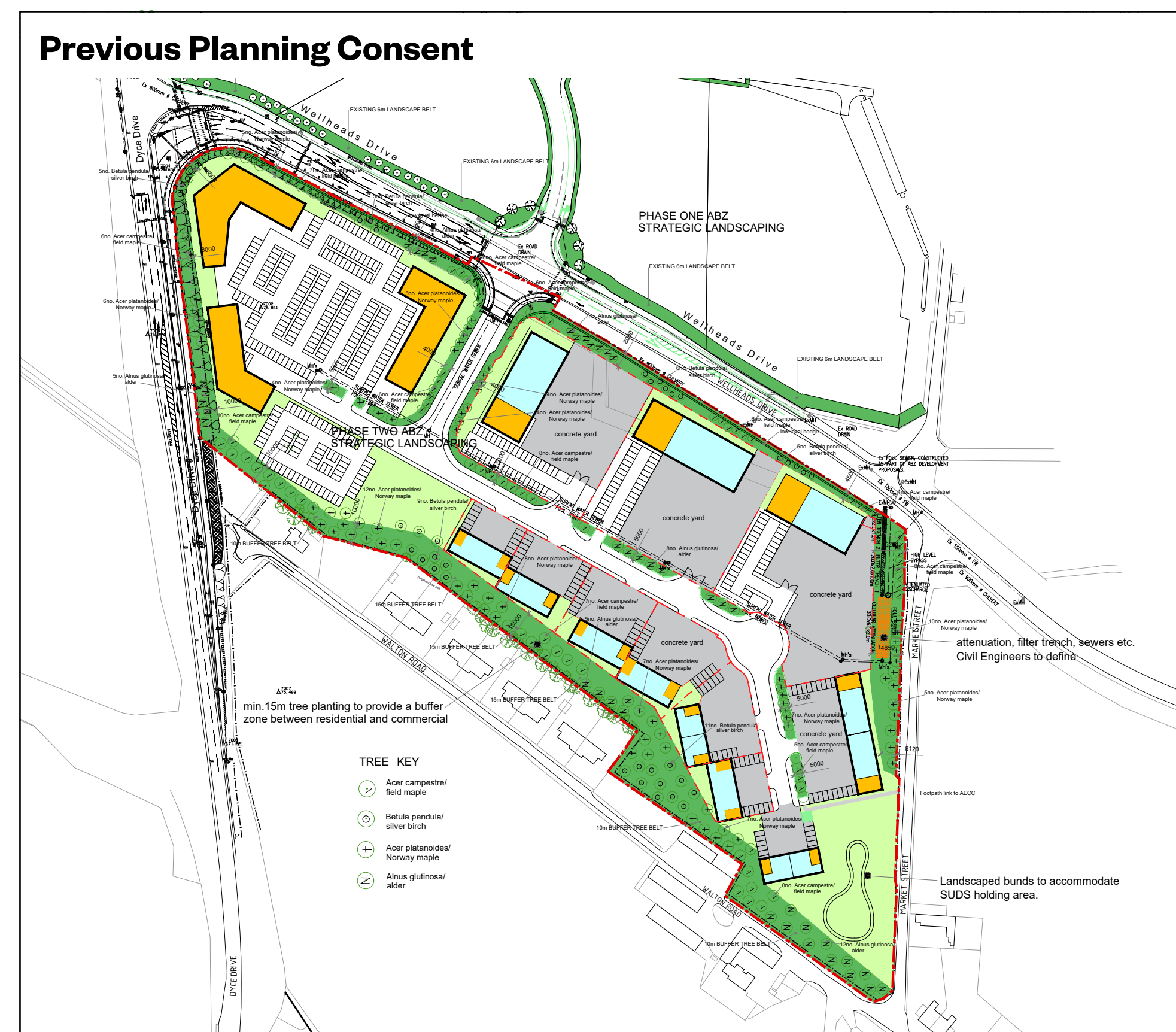
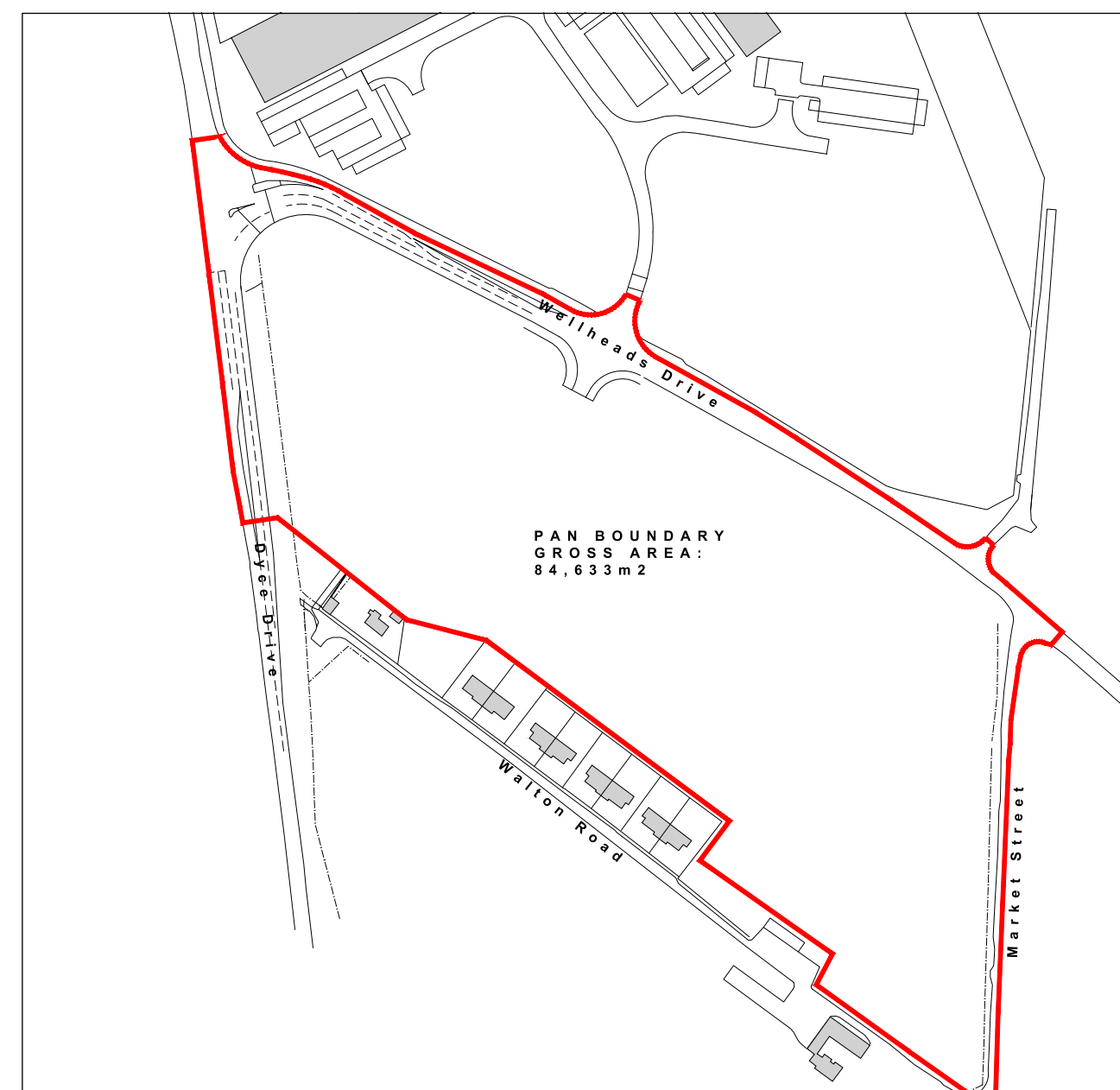
ABZ2 comprises a high-quality development that will house a mix of uses – business, general industrial, storage and distribution.

## Your Opinion Counts

Please take your time to review these information boards. Members of the design team are on hand to answer your questions, and you can give your feedback on the proposals by filling in one of the forms available or by visiting

[www.ABZ2.co.uk](http://www.ABZ2.co.uk)

## PAN Boundary (Development Area)



Land at ABZ Business Park (Phase 2)  
Land south of Wellhead Drive, Dyce

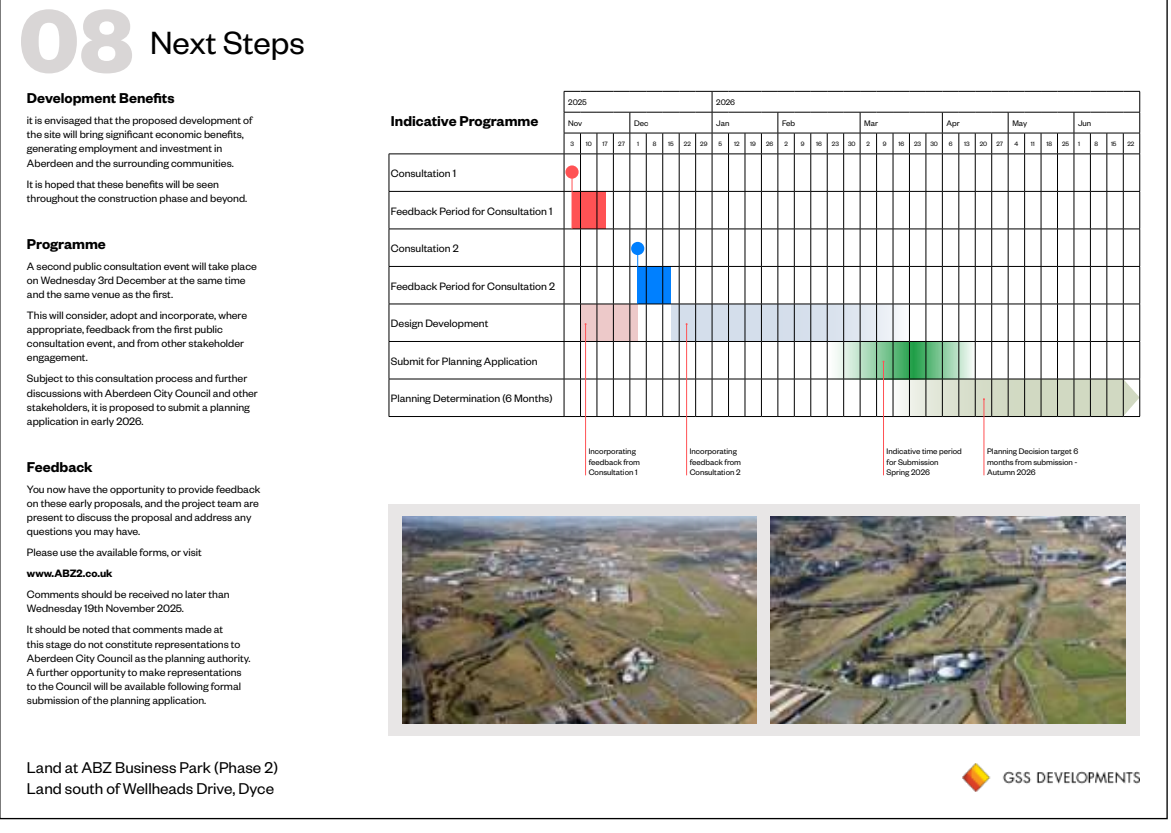
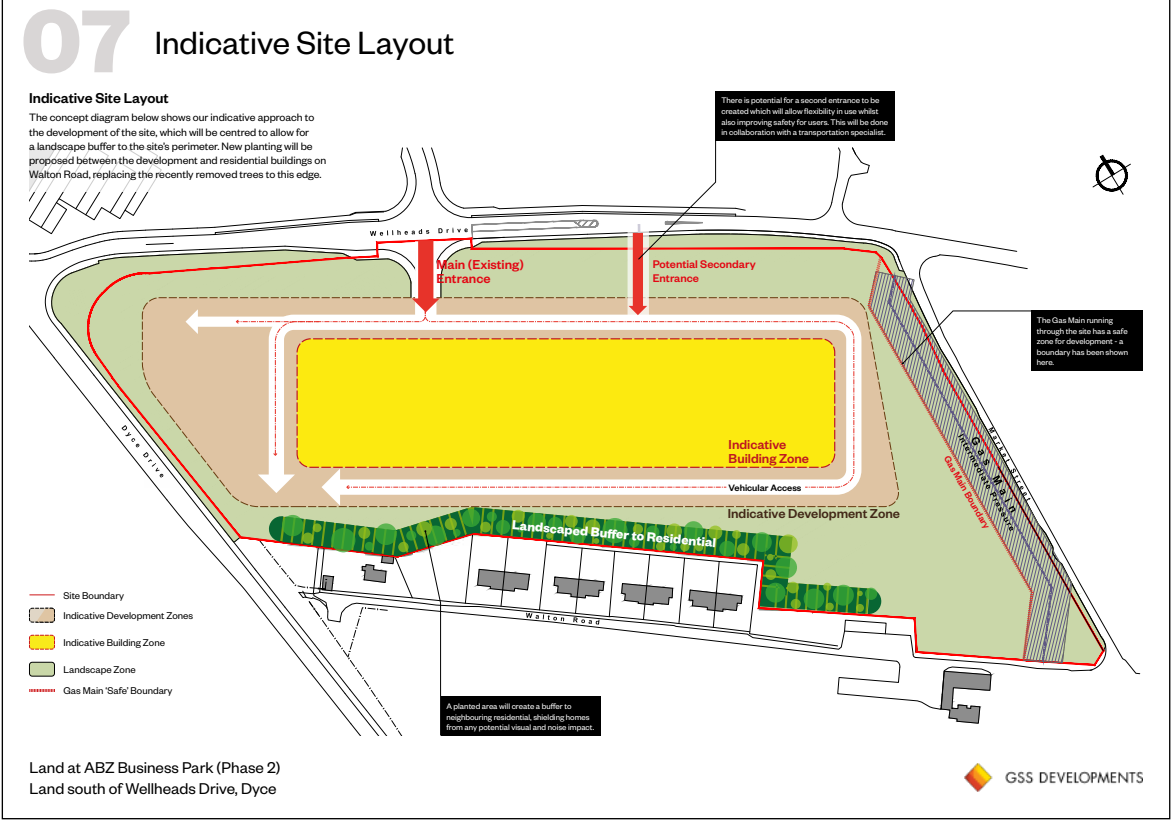
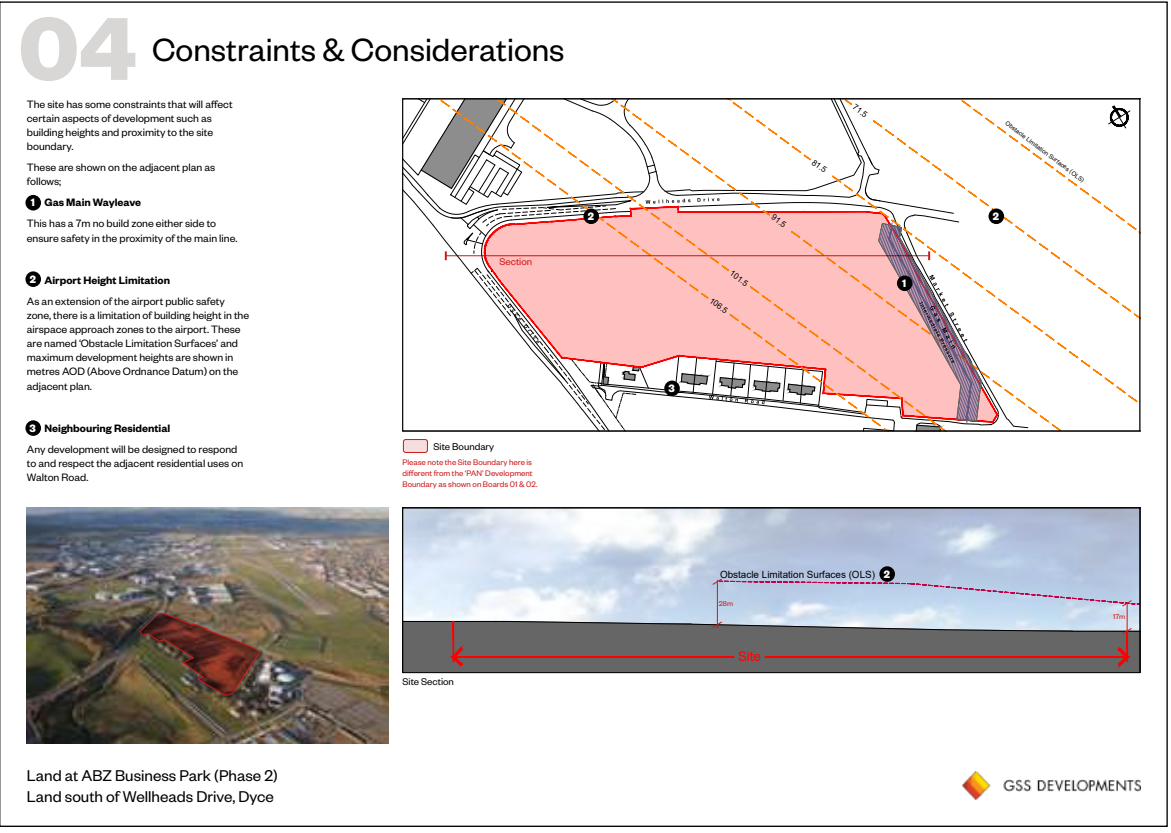
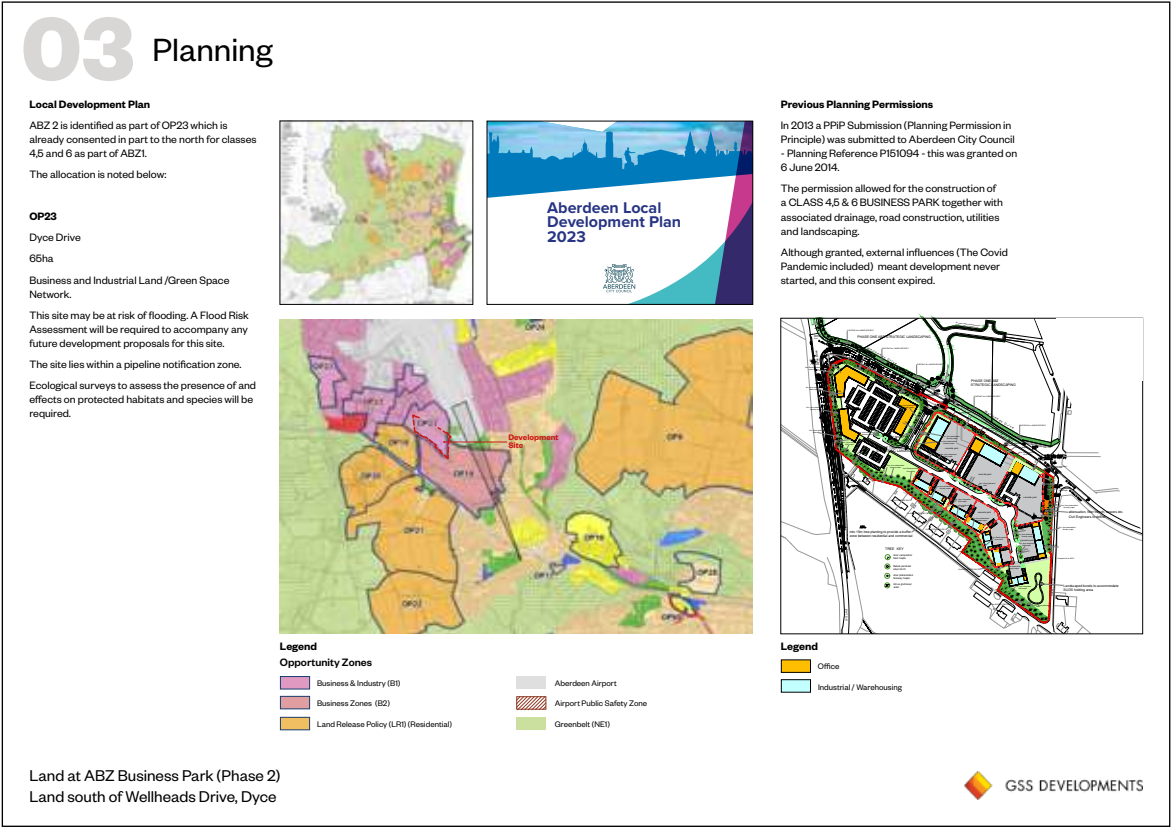
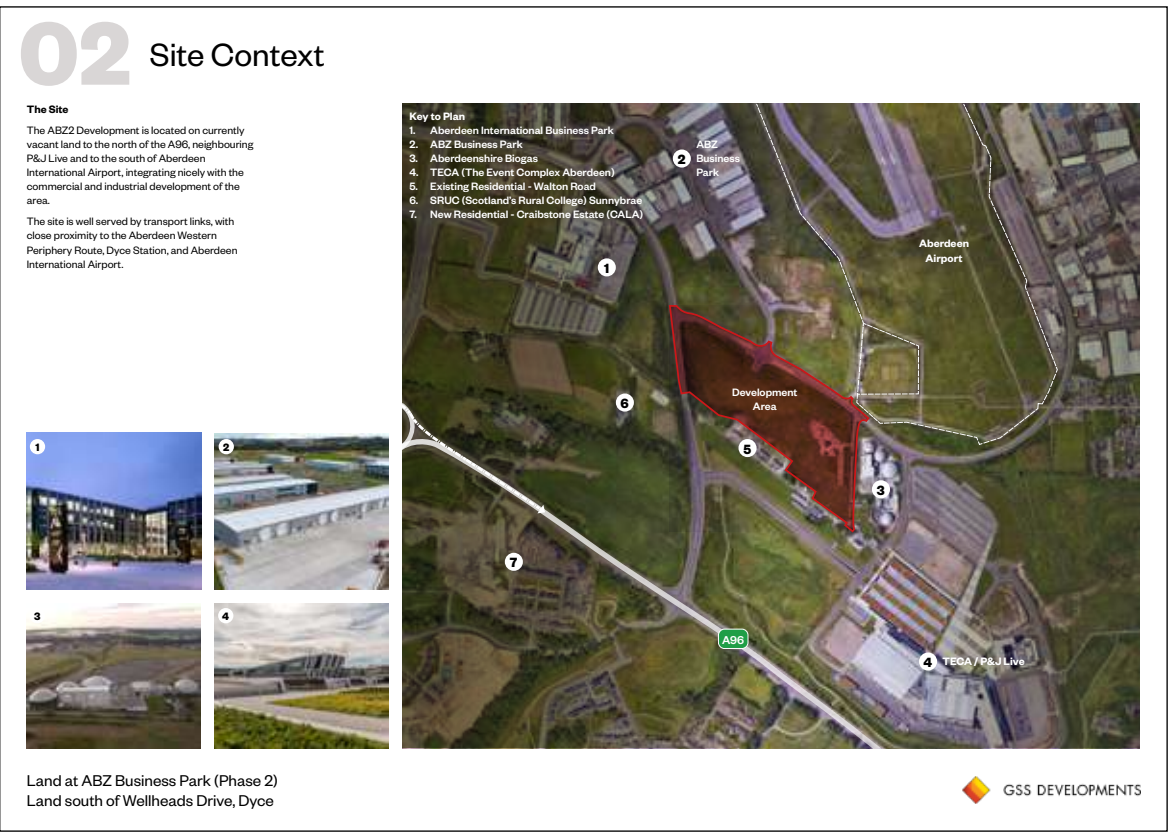
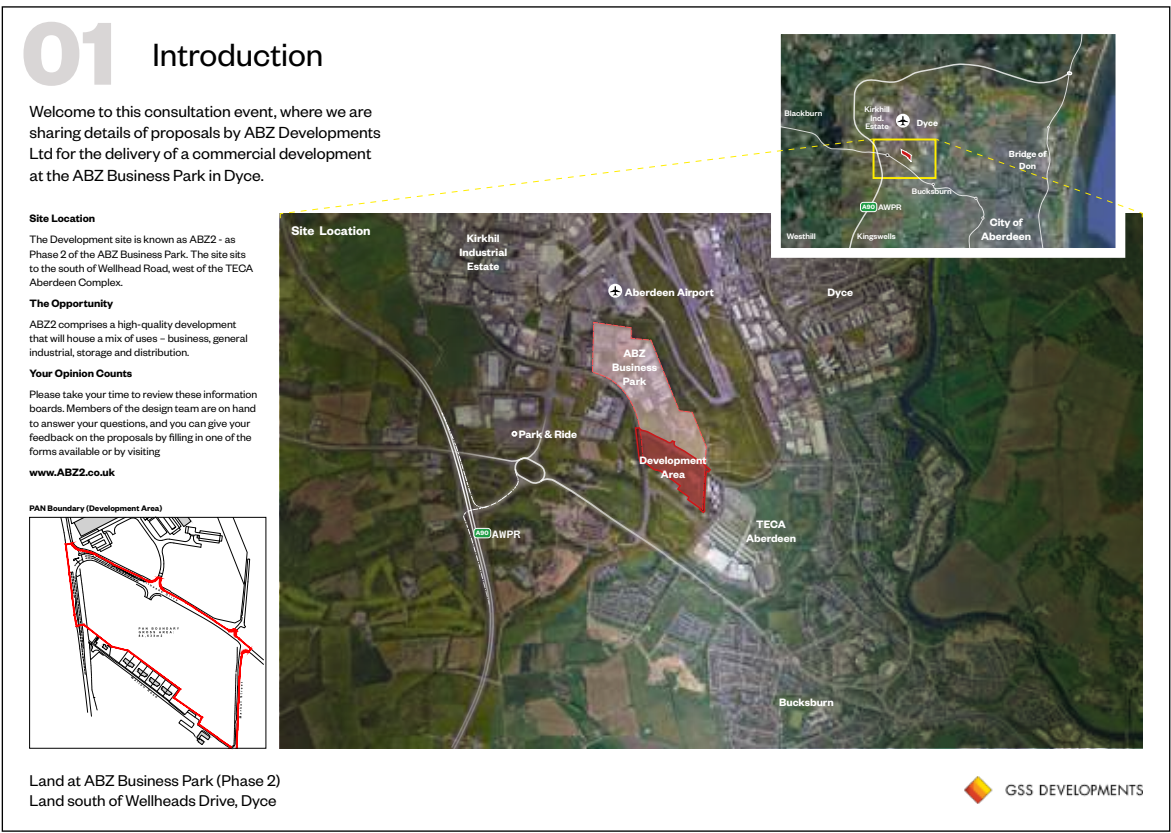
The first consultation was held on the fifth of November 2025 at The Cirrus Building, ABZ Business Park.

The boards displayed then are shown to the right. These focussed on the existing planning permission on the site, the site constraints, and the type of development proposed.

They also showed the design approach and indicative site layout.

## Feedback

The responses received have been recorded. There were three main concerns, and these have been responded to in the column on the right of this page.



## Feedback from Consultation 01

And our responses.

| Comment / Concern                                             | Our Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Outdated development</b>                                   | <p>The ABZ2 proposal has been designed to reflect current and future market needs, using up-to-date sustainability, building performance, and layout standards. The development incorporates modern infrastructure, energy-efficient building specifications, and flexible unit sizes that accommodate a wide range of contemporary business requirements.</p> <p>The intent is to ensure long-term economic viability, future-proof the site, and support new employment opportunities. Feedback from employers and market assessments demonstrates continued demand for modern industrial, logistics, and business space in this location.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Too many units in the industrial estate are empty</b>      | <p>This is not the case, and there are currently no empty units within the ABZ BusinessPark.</p> <p>There are a number of obsolete units closer to the city which are vacant, and Aberdeen suffers from a shortage of modern, fit for purpose buildings.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Impact of noise, light and increased traffic activity.</b> | <p>The project team recognises the importance of managing potential impacts, including noise, lighting, and increased traffic.</p> <p>A full suite of technical assessments—including noise, traffic, and lighting studies—will be undertaken as part of the planning process. These assessments will inform appropriate mitigation measures, such as:</p> <ul style="list-style-type: none"><li>• Directional, low-spill lighting to minimise light pollution.</li><li>• Noise-control measures, including building orientation, acoustic screening, or limits on specific operational activities where appropriate.</li><li>• Traffic and transport improvements are designed to ensure safe and efficient access without causing undue disturbance to neighbouring properties. No nearby residential roads will see an increase in traffic as a result of this development.</li><li>• Landscaping and buffer zones to soften visual and operational impacts.</li></ul> <p>The goal is to ensure the development operates responsibly and respects nearby communities and existing land uses.</p> |

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# 03 Development Progression

We have been approached by a single occupier for the site and have been developing proposals based around their requirements.

The uses of the site have not changed from the previous consented scheme and are described as;

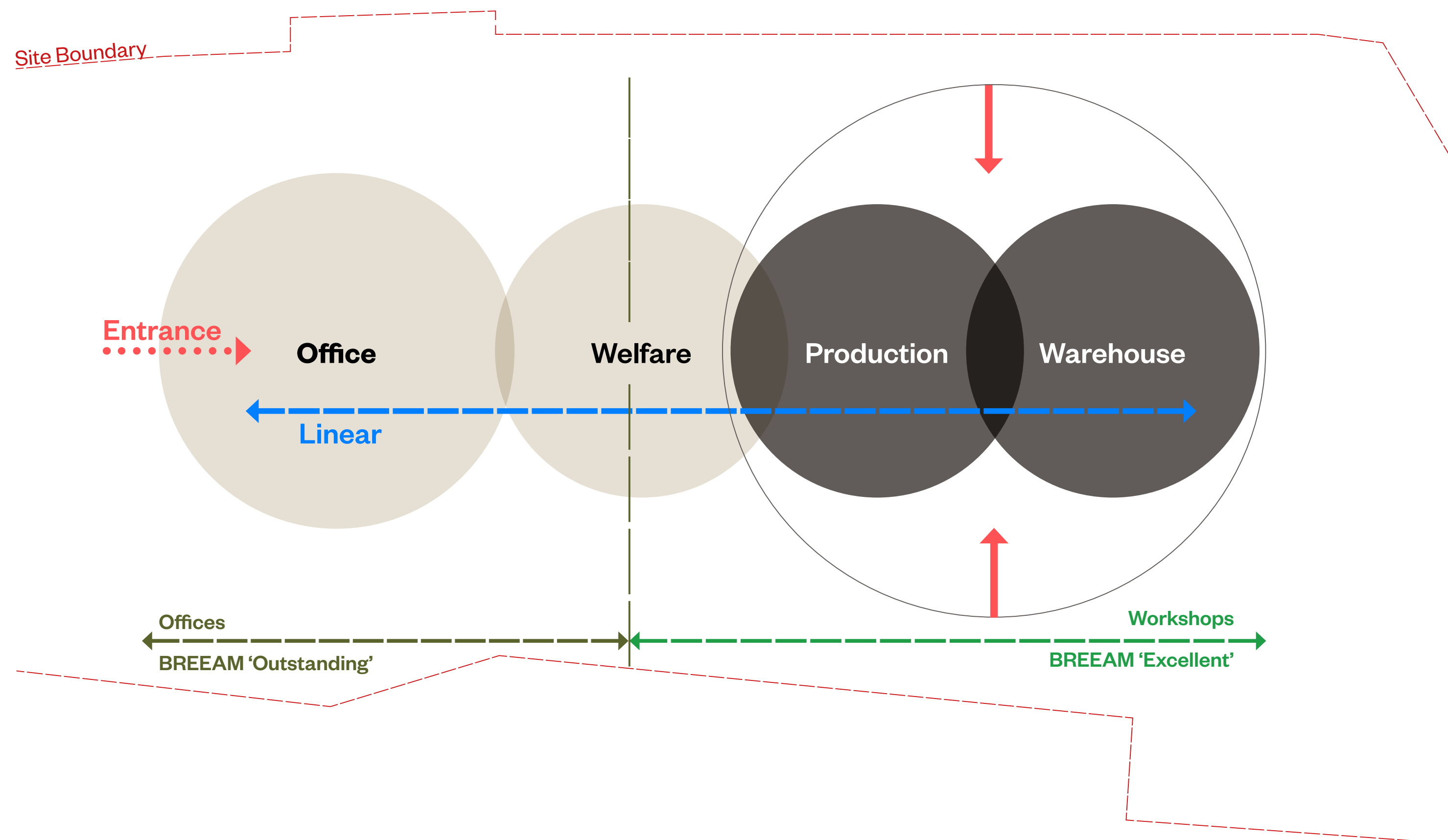
**Erection of office, workshop and warehouse development up to circa 16,500sqm (class 4 business, class 5 general industrial and class 6 storage and distribution uses) with ancillary facilities, yards and hardstanding, new accesses, plant, landscaping, sub-stations and associated works.**

The site is well suited to provide a building designed to the occupier requirements, where a linear building form accommodates a variety of uses which all are linked internally, allowing safe access for staff to all areas of the building.

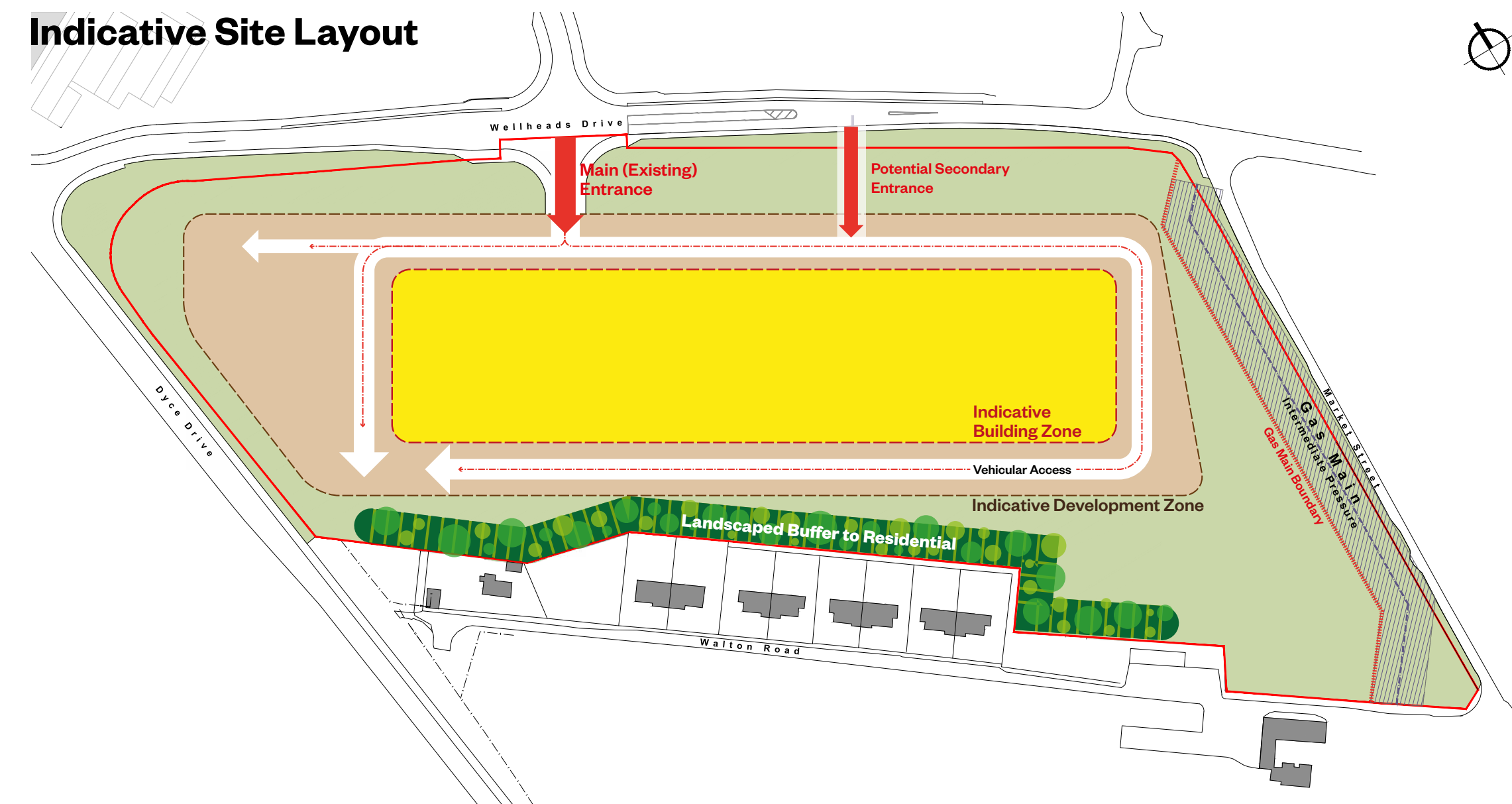
The concept approach for the building layout is shown below.

## Concept: Efficient Process

A linear layout makes best use of the site orientation, whilst also creating an efficient internal layout that supports the requirements of the client.

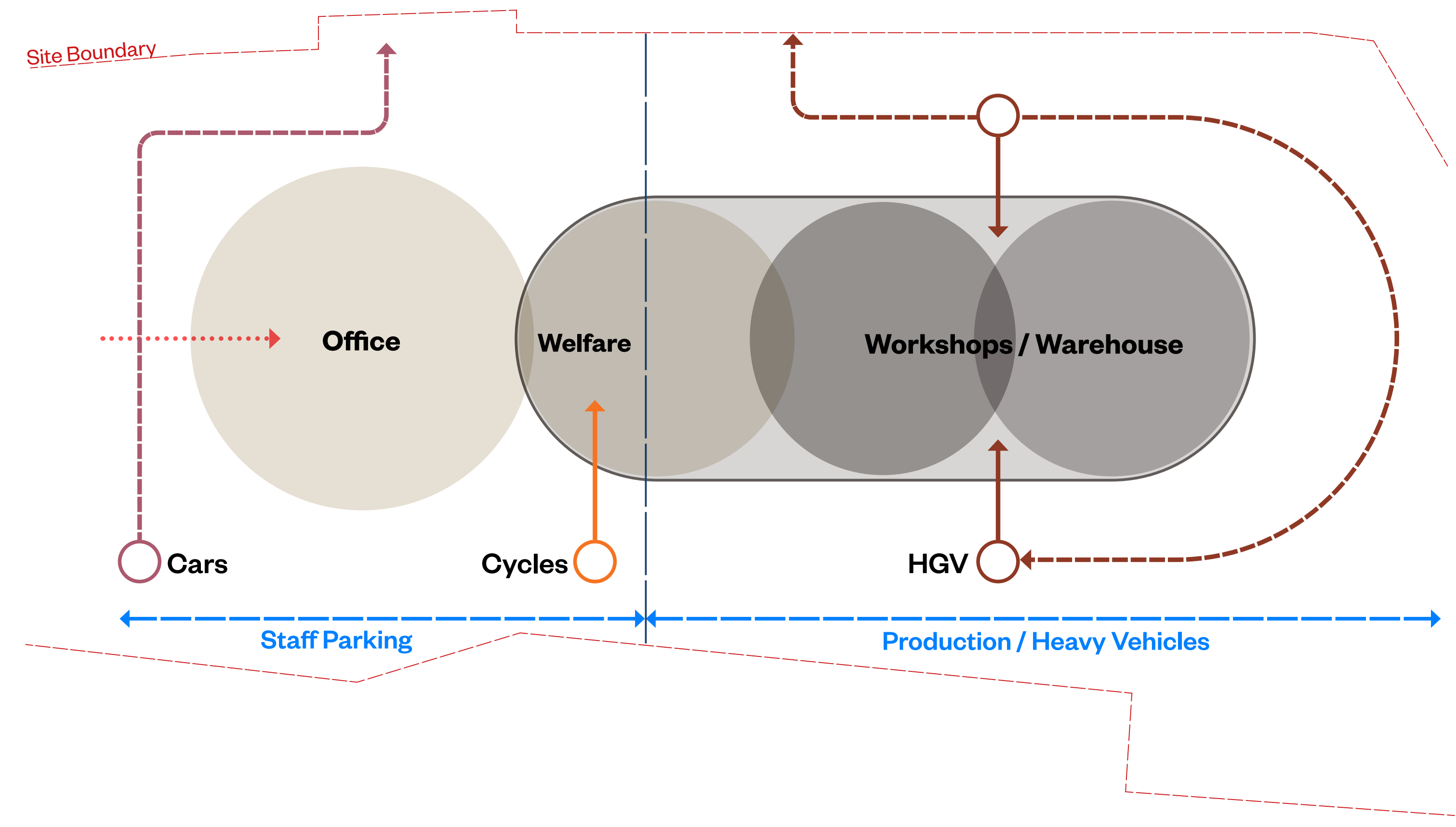


## Indicative Site Layout



## Concept: Access & Safety

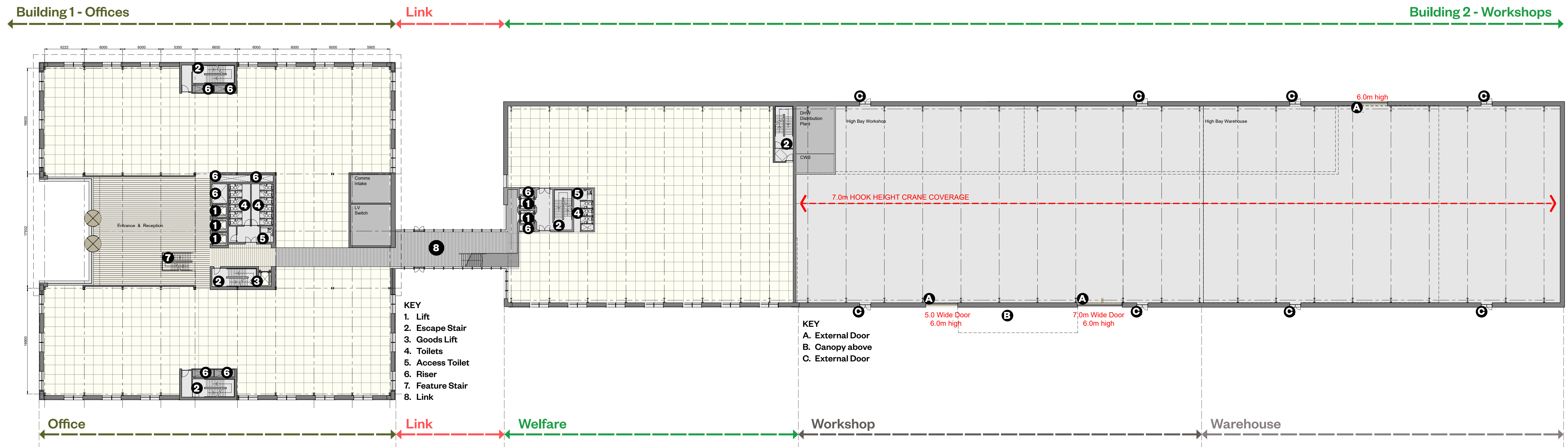
The linear layout allows for the separation of office and manufacturing uses - this in turn keeps any staff vehicles away from the heavy goods requirements accessing the workshops, creating a safe, zoned development



# 04 Proposed Building Layout

## Indicative Ground Floor Plan

As described on the previous board, the building will be split internally into four core areas, however externally will be viewed as two buildings linked by a glazed access corridor. The indicative plan below shows our initial thoughts on the building layout, which will be developed moving forward to a planning submission.



## Precedent Images

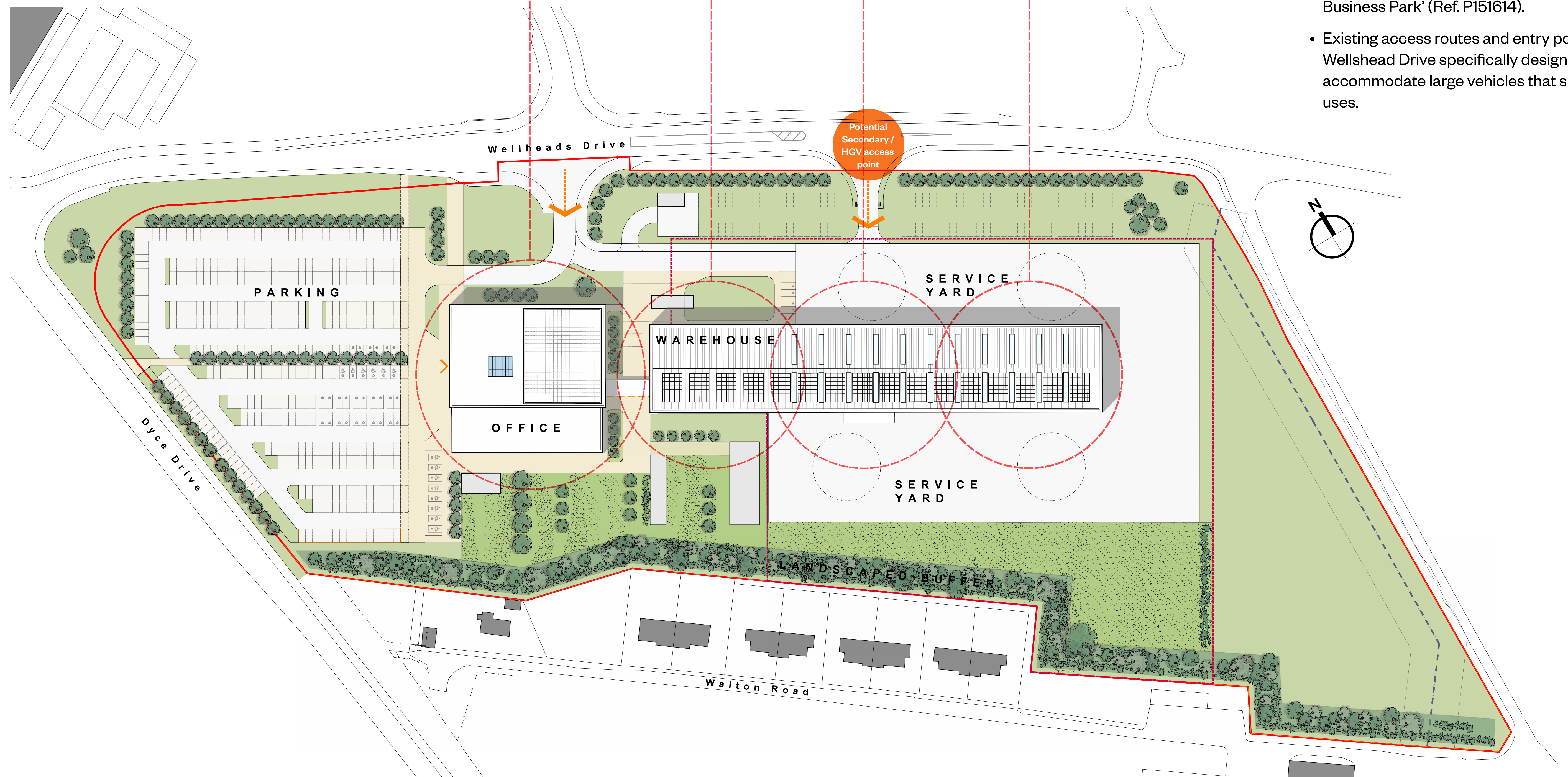


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# 05 Proposed Site Layout

## Indicative Site & Roof Plan

The plan below shows our approach to the layout of the site. The building is contained within a contained building zone allowing for a wide buffer between the building and site boundaries, reducing the potential impact on neighbouring residential and roads.



### Appropriate site for development of this type

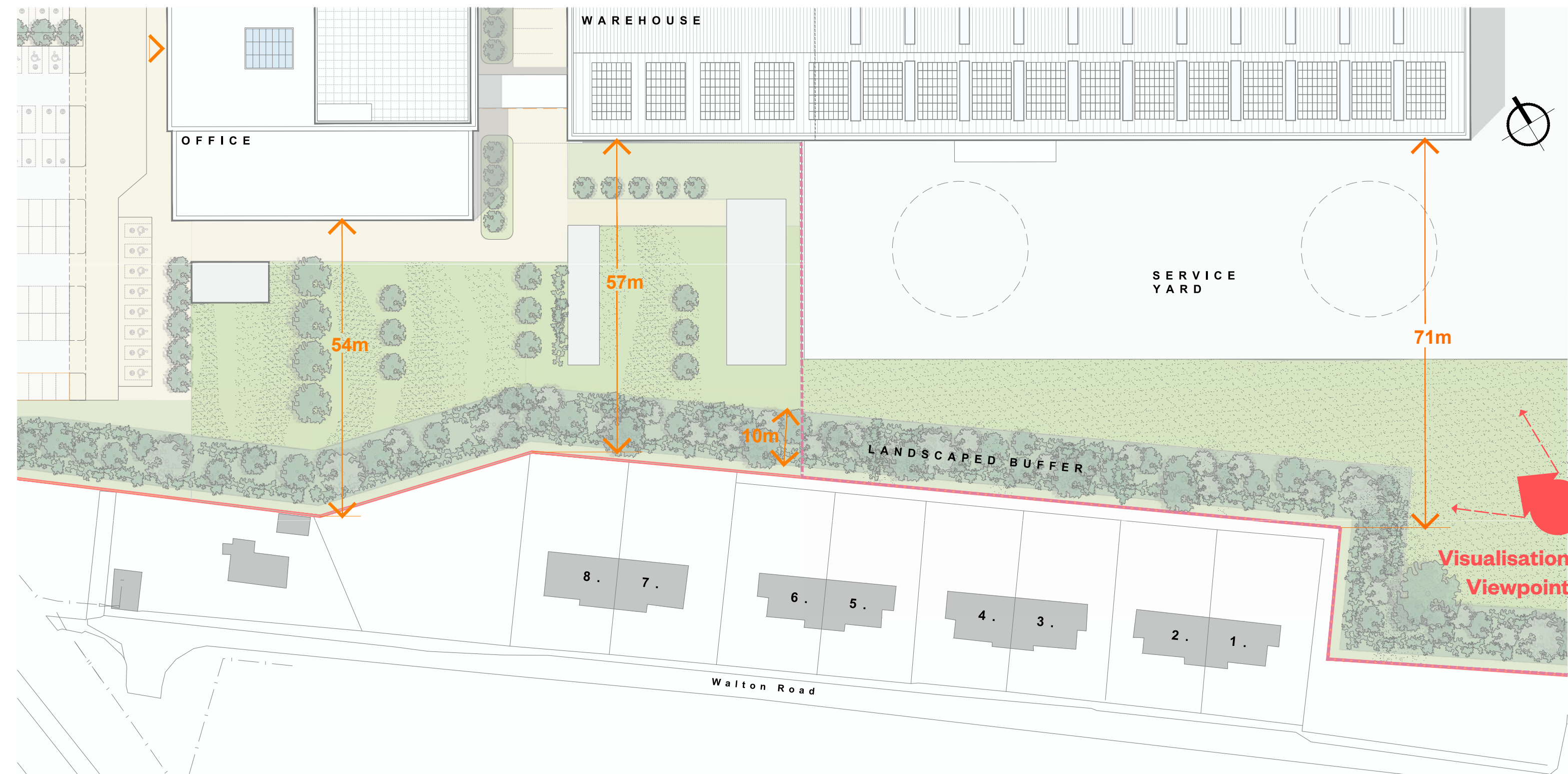
- The site is allocated within the local development plan as 'Business and Industrial Land /Green Space Network'.
- A previous planning permission existed on this site for development of same use classes of '4,5 & 6 Business Park' (Ref. P151614).
- Existing access routes and entry points on Wellshead Drive specifically designed to accommodate large vehicles that support industrial uses.

# 06 Design Concept

## Proximity to neighbouring residential.

The distances between the main buildings on site and adjacent residential boundaries are shown on the plan below, ranging between 54 and 71m. It is also proposed that a 10m buffer of suitable planting consisting of shrubs and small trees is located along the outer edge of the development boundary. This will help limit any noise and light disturbance from the facility during use.

## Indicative plan showing relationships between proposed development and neighbouring housing.



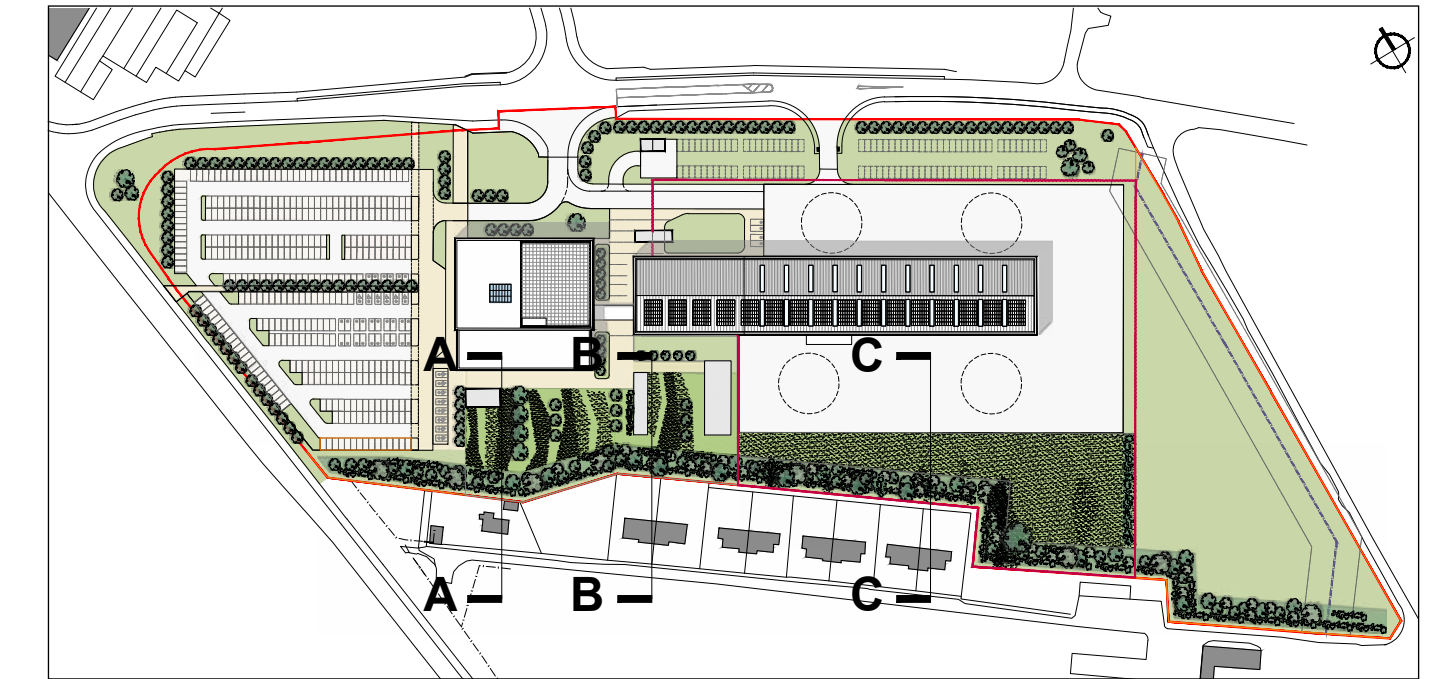
## 3D Visualisation (Indicative)



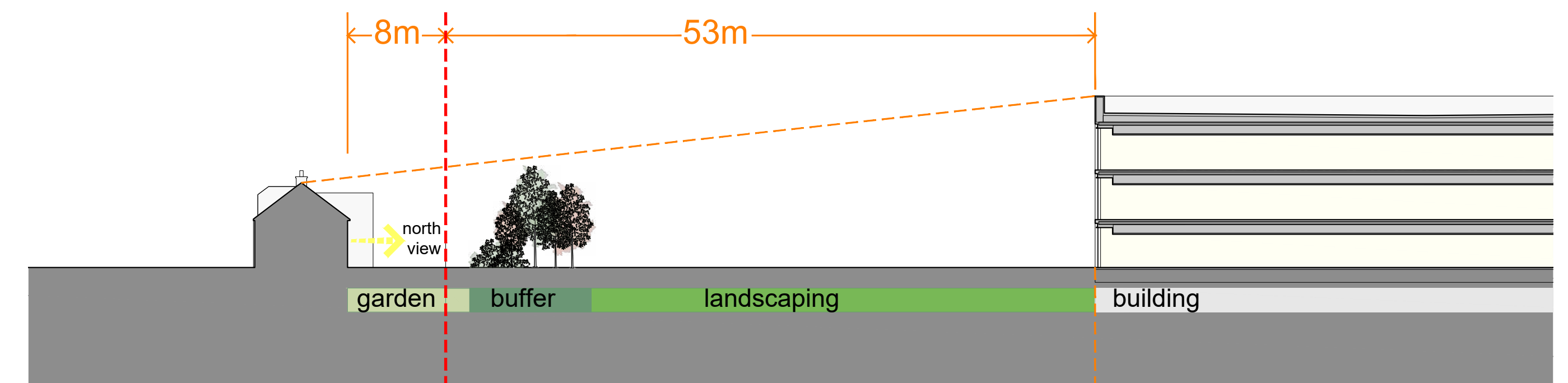
The adjacent visual shows the intent to allocate space to the south of the development for landscaping, providing a buffer between the development and the adjacent housing that will help limit any noise and light whilst also promoting bio-diversity through native planting.

## Heights & Massing

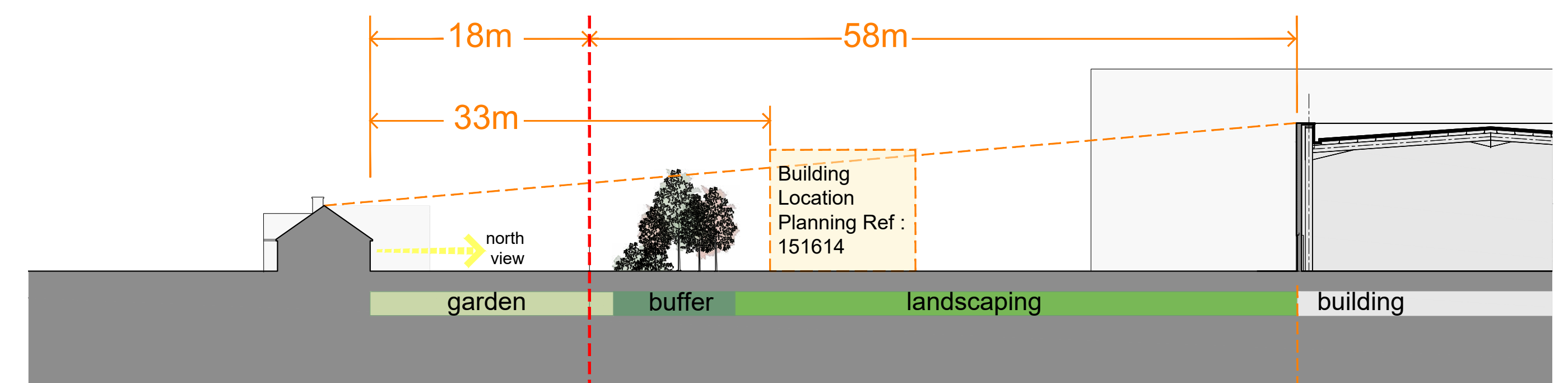
The sections below show the anticipated height of the facility and distance between it and the residential boundaries at three different points. They also show the location and massing of buildings from the previous consent (Ref. P151614), which were located considerably closer to the southern boundary than the new proposal.



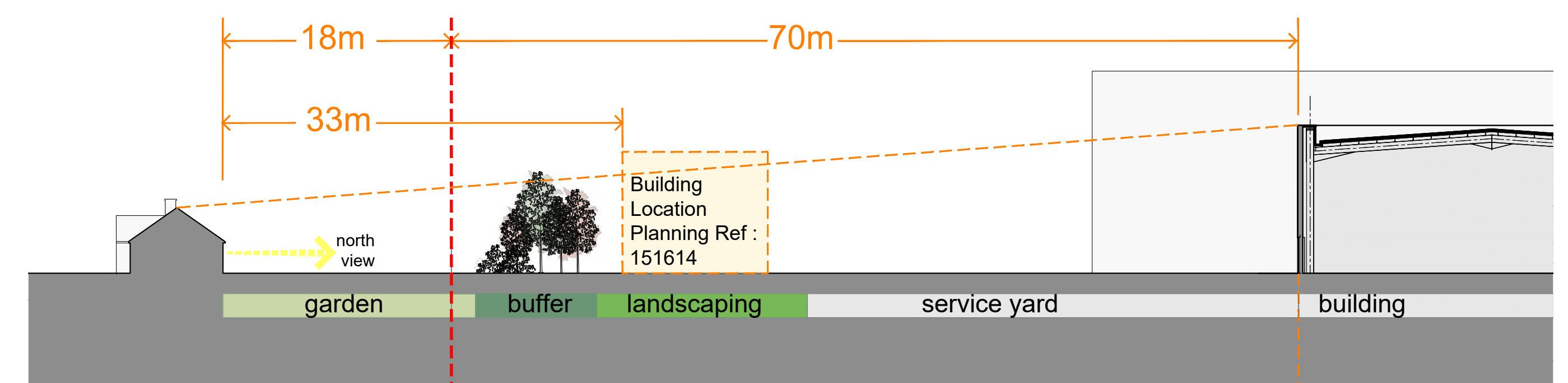
## Section A-A



## Section B-B



## Section C-C



# 07 Architectural Approach

## Architectural Design

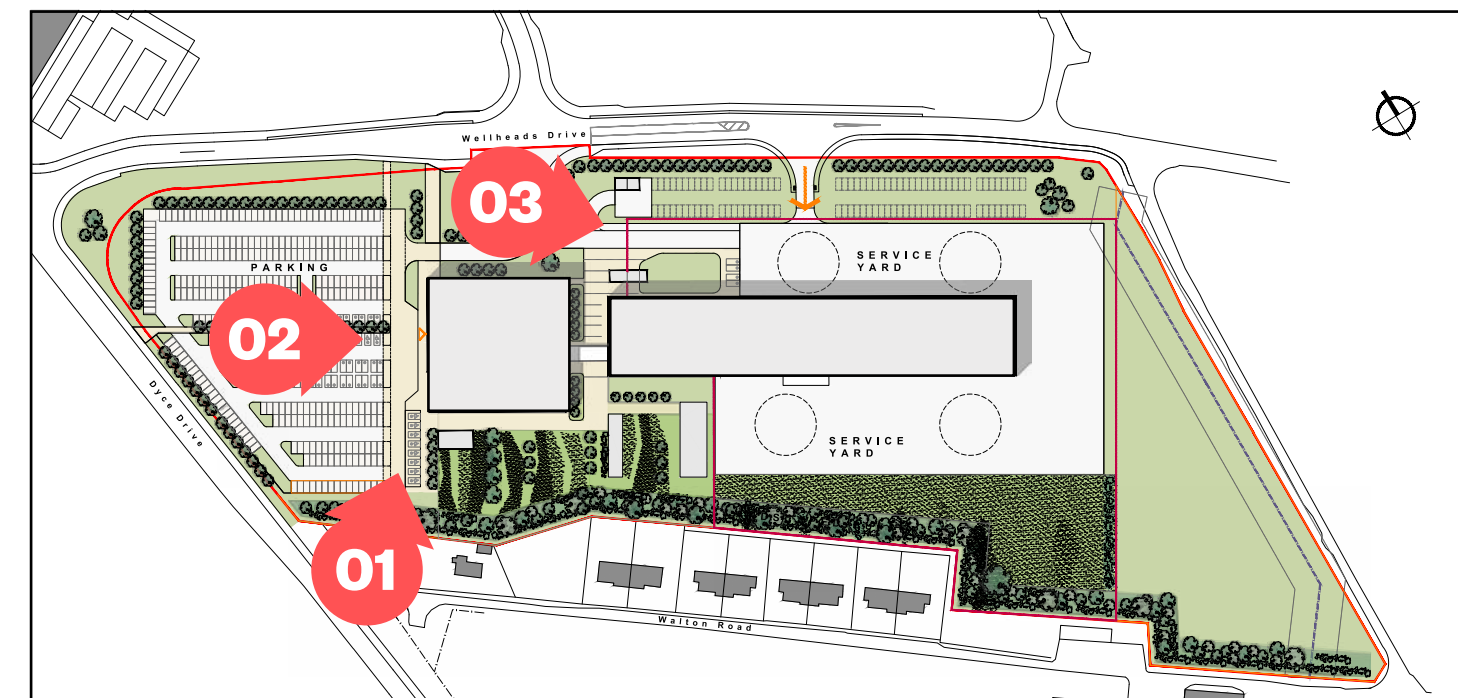
The building will provide high quality, long term flexible accommodation and will have a quality look & feel that is distinctive, but not overstated.

Materials will be robust and easy to maintain, and will differ in colour and application between the 'Office' and 'Warehouse' elements to describe use, whilst being complementary.

The colour palette proposed gives the building identity and purpose, whilst being natural in tone.

## Sustainability

The building is designed to be sustainable in construction and operation, and is aiming for a minimum BREEAM rating of 'Excellent'.



View Key



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# 08 Landscape Approach

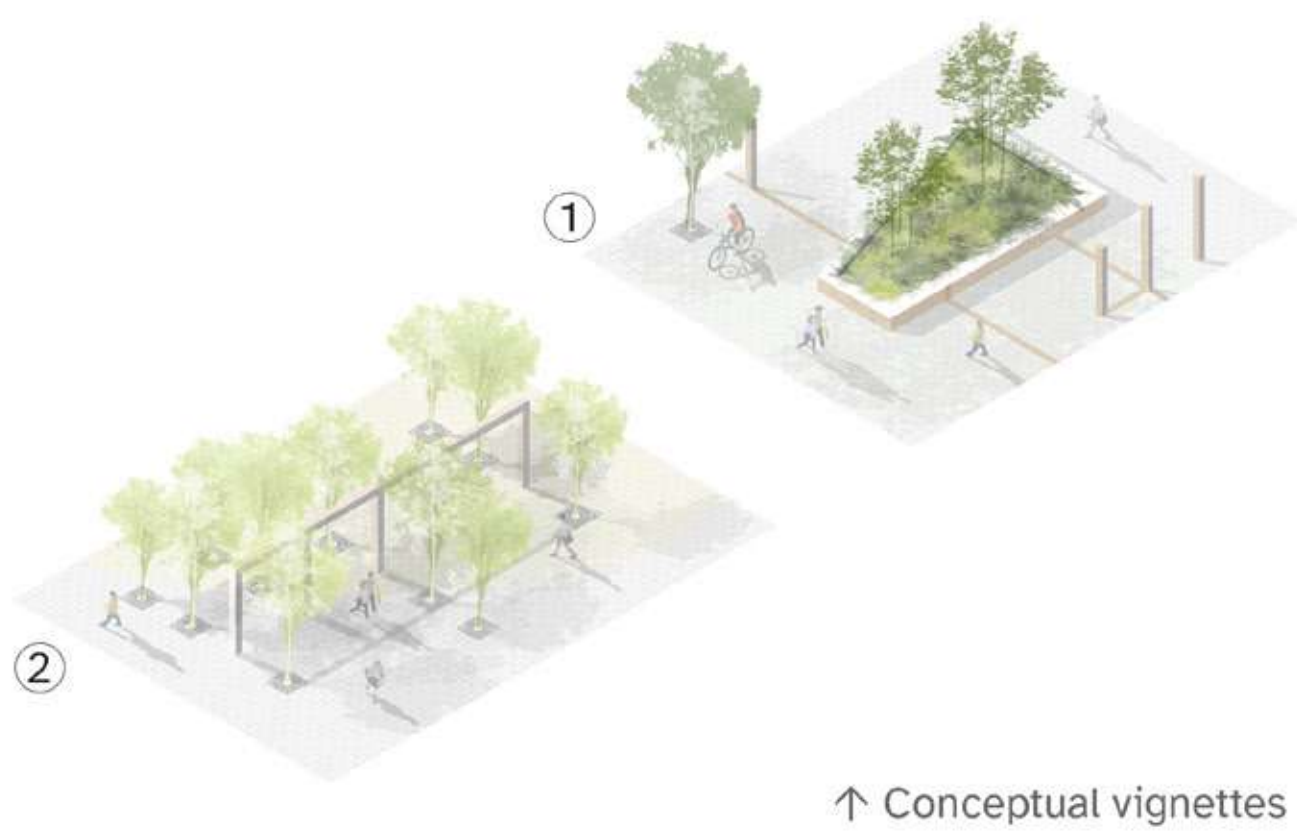
## Integrating a Safe Environment with Bio-diversity

The landscape concept proposes a series of holistic, embedded natural environments that blend the development with its surrounding context. Robust boundaries fold inward, bringing nature into the site and reflecting the internal spaces to create dynamic inside-outside experiences.

It also offers numerous opportunities for employees and visitors to engage with the outdoors. External courtyards, roof terrace and network of footpaths will encourage outdoor access and activity, promoting positive physical health and mental wellbeing.

**Hard and soft landscaping will provide an environment that promotes personnel safety.**

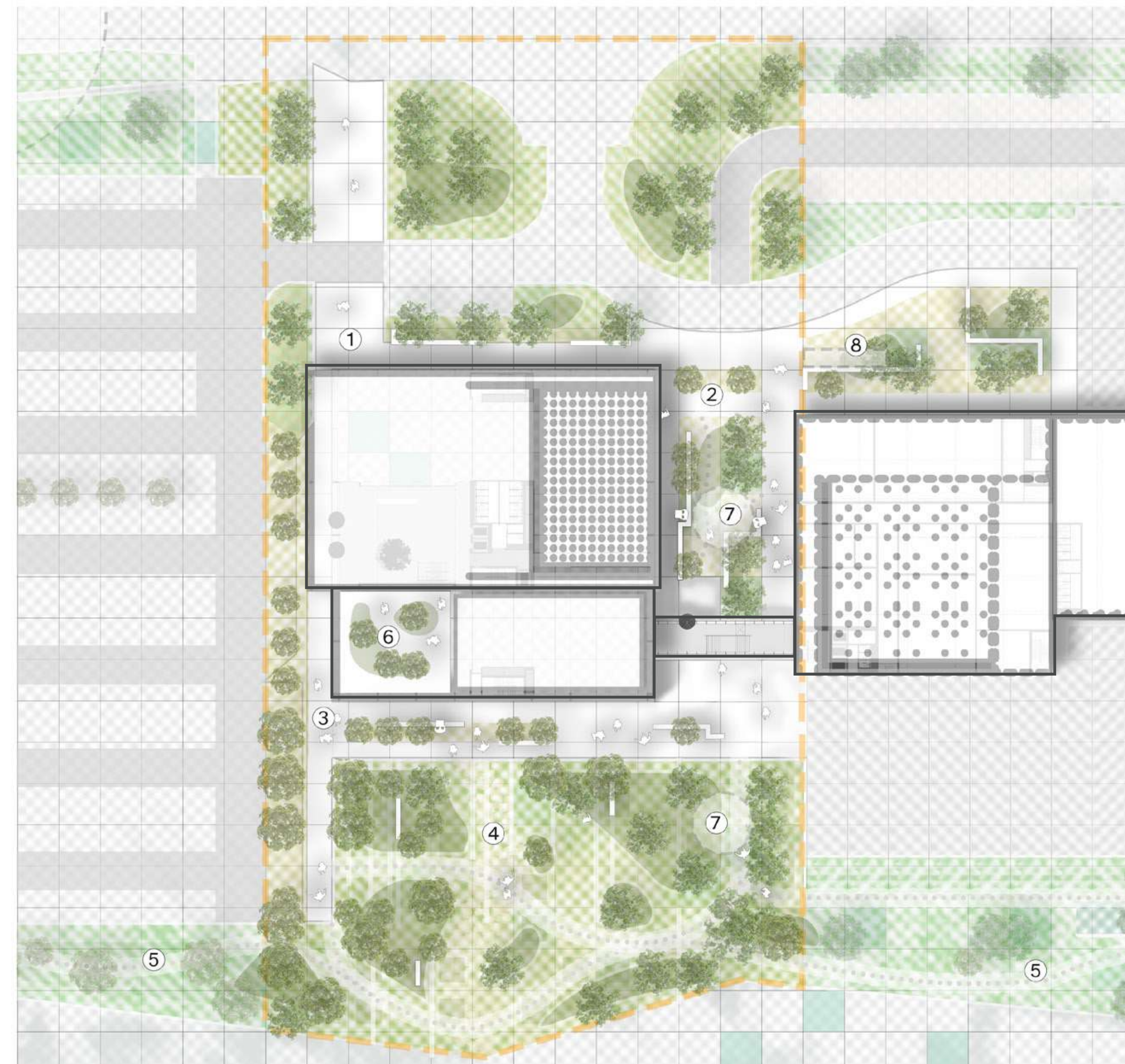
Precedent Images



### Legend

- ① Welcome to the site - feature planting which provides views towards the building
- ② The grove - a lush vibrant feature planting area with seating opportunities and architectural lighting providing visual interest
- ③ The avenues - key paths aligned with the building that create a soft outer edge
- ④ The back garden - the key external green space, with earthworks, footways, seating and vibrant biodiverse areas - creating a coherent and resilient link between internal and external spaces and the wider context
- ⑤ The perimeter paths - key footways that provide access to users across the boundaries of the site
- ⑥ Roof terrace - a space to reflect, with planting and spatial languages mimicking ground floor proposals
- ⑦ Cycle shelters
- ⑧ Refuse store

### Indicative Landscape Plan



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# 09 Internal Spaces

## Interior Design

The internal spaces will be designed to provide a safe and pleasant workplace for all staff and visitors which aligns with the client's core values.

A significant entrance atrium will be provided, to welcome staff and visitors and create an active, social heart to the building.

A canteen will be located on the ground floor, giving additional social space with views across the landscaped gardens and access to external spaces.

The office spaces will provide a variety of flexible, open and comfortable spaces for staff to work.

Precedent Images



**The canteen facility will have immediate access to outdoor space to allow building occupants to access external dining spaces.**



Precedent Images



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# 10

## Next Steps

### Development Benefits

The development of the site will bring significant economic benefits, generating employment and investment in Aberdeen and the surrounding communities.

It is hoped that these benefits will be seen throughout the construction phase and beyond.

### Programme

Following this consultation process and further discussions with Aberdeen City Council and other stakeholders, it is proposed to submit a planning application in early 2026.

### Feedback

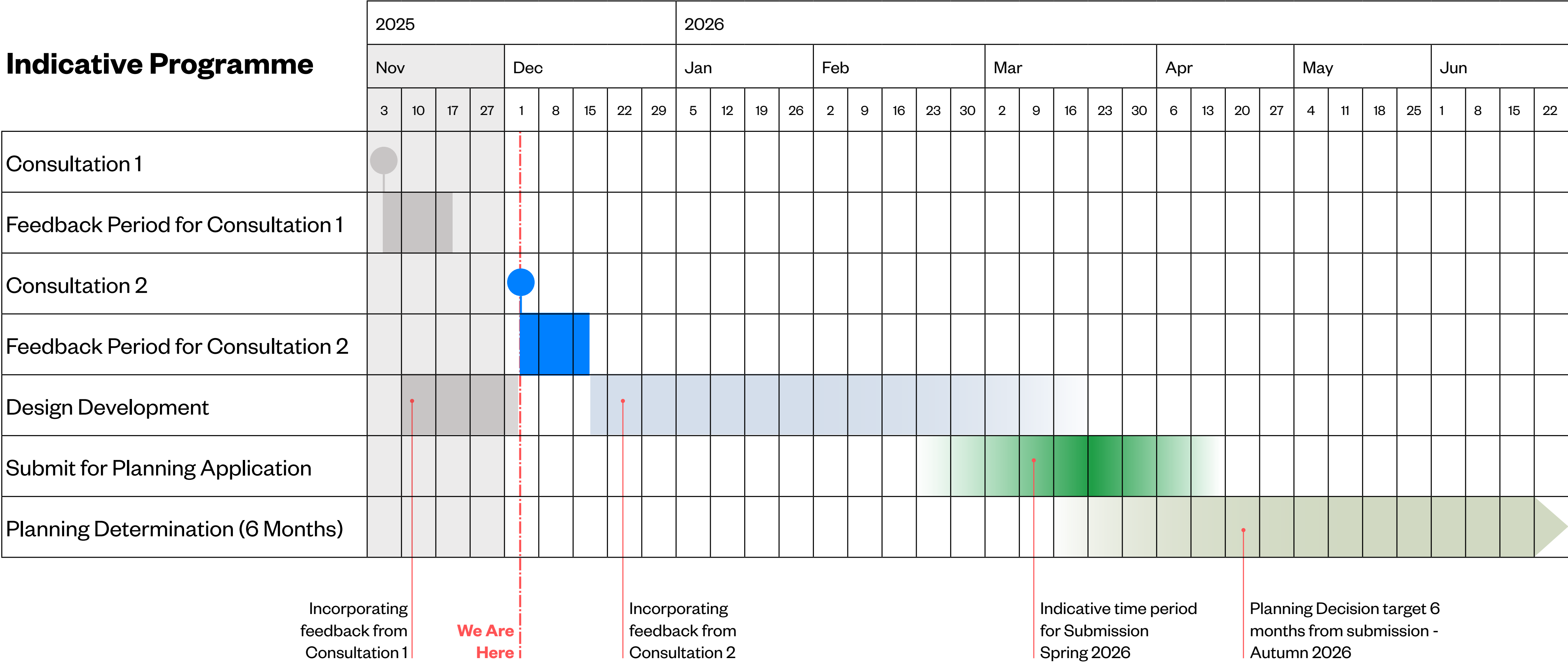
You now have the opportunity to provide feedback on these early proposals, and the project team are present to discuss the proposal and address any questions you may have.

Please use the available forms, or visit

[www.ABZ2.co.uk](http://www.ABZ2.co.uk)

Comments should be received no later than Wednesday 17th December 2025.

It should be noted that comments made at this stage do not constitute representations to Aberdeen City Council as the planning authority. A further opportunity to make representations to the Council will be available following formal submission of the planning application.



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